



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account 660100910 Parcel ID 22N15E-24-4-00000-000-0001 Cadastral ID 24-22-15-02710 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 300328 DYER, DAVID ALAN 9625 E 450 RD CLAREMORE OK 74019-0000 Parcel Location Situs 09625 E 450 RD Subdivision Lot/Block / Parcel Size 10.45 - Acres Sec/Twn/Rng 24 / 22 / 15 / 4 Neighborhood 6030 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\Z\BUFFY\BUFFY NEW CONST\12072020\IMG_0023.JPG 12/7/2020</p>				
Legal Description Lat/Long: 36.36795303 -95.65850719									
NW SW SE & E 30' SW SW SE					Building Permits				
					Number	Description	Opened	Closed	Amount
					R19	R21- POSS NEW CONST	03/2018	12/2020	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2673/939	WELLS, CHARLES RAY	11/07/2017	70,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	2018	Land Value	1,409	1,313	11%	144	Assessed	27,599	2,985.70
Year Frozen	2022	Improvements	267,842	249,592		27,455	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00
TIF Project ID	0	Total Value	269,251	250,905		27,599	Total Taxable	26,599	2,892.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660100910	DYER, DAVID ALAN			10	300,127	1000	26,600	2,892.00
2024	2024-660100910	DYER, DAVID ALAN			10	285,885	1000	26,599	2,800.00
2023	2023-660100910	DYER, DAVID ALAN			10	269,865	1000	26,599	2,780.00
2022	2022-660100910	DYER, DAVID ALAN			10	269,822	1000	26,600	2,767.00
2021	2021-660100910	DYER, DAVID ALAN			10	243,598	0	26,796	2,793.00
2020	2020-660100910	DYER, DAVID ALAN			10	1,409	0	155	16.00
2019	2019-660100910	DYER, DAVID ALAN			10	1,409	0	155	16.00
2018	2018-660100910	DYER, DAVID ALAN			10	1,409	0	155	16.00



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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,868 / 1,868
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,868
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	716 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	106.56	Total Misc Impr	+ 17,736	Roofing Adj	+ 4.77	Garage Cost	+ 21,344
Subfloor Adj	+ -2.27	Total RCN	= 281,939	Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 14,097
Plumbing Adj	+ 8.31	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 267,842
Adj Base Cost	= 130.01	Lot Value	+ 267,842	Total Area	x 1,868	Indicated Value	= 267,842
		Value Per SqFt	143.38	Adjusted Cost	= 242,859		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	267,842		
Lot Value			
Indicated Value	267,842	143.38	Per SqFt
Agland Value	1,409		
Site Improvements			
Total Value	269,251	144.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	148376	14x8		112	26.58		2,977
PRCH	SLAB PORCH - COVERED	148378	35x10		350	25.83		9,041
PATO	SLAB PORCH - OPEN	148379	3x3		9	11.48		103
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	5,615.40		5,615



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Agland Inventory

660100910

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SO	SOGN SOILS	TMBR	15			4.730	27	27	128	128
TMBR Totals						4.730			128	128
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			4.410	224	224	988	988
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			1.310	224	224	293	293
IMP PST Totals						5.720			1,281	1,281
Total Agland						10.450			1,409	1,409